

1 BILL NO. R-81-04- 40

2 DECLARATORY RESOLUTION NO. R-54-81

3
4 A DECLARATORY RESOLUTION designating
5 an "Urban Development Area" under
6 I.C. 6-1.1-12.1.

7 WHEREAS, Petitioner has duly filed its petition dated
8 April 10, 1981, to have the following described property desig-
9 nated and declared an "Urban Development Area" under Division
10 6, Article II, Chapter 2 of the 1974 Municipal Code and I.C.
11 6-1.1-12.1, to-wit:

12 Lot Number 14 in Hanna-Creighton
13 Subdivision, Section 2, an Addition
14 to the City of Fort Wayne, Indiana,
15 according to the plat thereof recorded
16 in Plat Record 31, Pages 88-90, in the
Office of the Recorder of Allen County,
Indiana.

17 WHEREAS, it appears that said Petition should be pro-
18 cessed to final determination in accordance with the provi-
19 sion of said Division 6.

20 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
21 THE CITY OF FORT WAYNE, INDIANA:

22 SECTION 1. That, subject to the requirements of Sec-
23 tion 2 below, the above described property is hereby desig-
24 nated and declared an "Urban Development Area" under I.C.
25 6-1.1-12.1.

26 SECTION 2. That the foregoing is subject to:

- 27 (a) An affirmative ("Do Pass") recommen-
28 dation by the Fort Wayne Redevelopment
29 Commission, after due hearing, analysis
30 and study in accordance with the provi-
31 sions of Division 6, Article II, Chapter 2
32

of the Municipal Code of the City of
Fort Wayne, Indiana of 1974.

(b) Final confirmation hereof by due passage
upon the final vote hereon.

SECTION 3. That this Resolution shall be effective
upon passage and approval by the Mayor.

Samuel L. Talarico
COUNCILMAN

APPROVED AS TO FORM AND
LEGALITY APRIL 24, 1981.

Bruce O. Boxberger
BRUCE O. BOXBERGER, CITY ATTORNEY

Read the first time in full and on motion by Gia Quinta
seconded by Salvador, and duly adopted, read the second time
by title and referred to the Committee Regulation (and the City Reddy
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, 19____, at _____ o'clock _____ day of _____ M., E.S.T.

DATE: 4-28-81

Charles W. Westerman
CHARLES W. WESTERMAN
CITY CLERK

Read the third time in full and on motion by Gia Quinta
seconded by Salvador, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>X</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>X</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>X</u>	_____	_____	_____	_____
<u>NUCKOLS</u>	<u>X</u>	_____	_____	_____	_____
<u>SCHMIDT, D.</u>	<u>X</u>	_____	_____	_____	_____
<u>SCHMIDT, V.</u>	<u>X</u>	_____	_____	_____	_____
<u>SCHOMBURG</u>	<u>X</u>	_____	_____	_____	_____
<u>STIER</u>	<u>X</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>X</u>	_____	_____	_____	_____

DATE: 7-14-81

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL)
(APPROPRIATION) ORDINANCE (RESOLUTION) No. R-54-81
on the 14th day of July, 1981.

ATTEST:
Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

(SEAL)
John Nuckols
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 15th day of July, 1981, at the hour of
11:30 o'clock A. M., E.S.T.

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 20th day of July
1981, at the hour of 11 o'clock A. M., E.S.T.

Winfield C. Moses, Jr.
WINFIELD C. MOSES, JR.
MAYOR

R-81-04-40\

REGULATIONS

WE, YOUR COMMITTEE ON Regulations TO WHOM WAS REFERRED AN
ORDINANCE A DECLARATORY RESOLUTION designating an "Urban Development
Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

MARK E. GIAQUINTA, CHAIRMAN

SAMUEL J. TALARICO, VICE CHAIRMAN

VIVIAN G. SCHMIDT

JAMES S. STIER

DONALD J. SCHMIDT

7-14-81 CONCURRED IN

DATE _____ CHARLES W. WESTERMAN, CITY CLERK



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

room 122

charles w. westerman, clerk

April 10, 1981

Mr. John E. Hoffman
Attorney At Law
Hoffman, Moppert, & Angel
Suite 1212
Anthony Wayne Bank Building
Fort Wayne, Indiana 46802

Dear Mr. Hoffman:

Please find the enclosed Application for consideration for designation as an urban development area with attached receipt for the \$50.00 Filing fee from: Sentry Commercial & Industrial Supply Co.

As per procedure established by Resolution No. R-80-79, I am requesting that your department prepare a Declaratory Resolution, which designates an "urban development area" (qualification for tax abatement), should be prepared in accordance with Resolution NO. R-80-79 and Public Law No. 69, Acts of 1977, as amended by Public Law No. 56, Acts of 1979.

Sincerely yours,

Charles W. Westerman
City Clerk

CWW/jmw
Enclosures

FORT WAYNE REDEVELOPMENT COMMISSION

DATE:
TO:
FROM:
SUBJECT:

June 18, 1981

Councilman Mark Giaquinta
Council Committee on Regulations
Gary E. Wasson, Executive Director
City Council Bill No. R81-04-40
Tax Abatement - 1321 Wallace Street

B-81-04-40

Background

On April 28, 1981 Declaratory Resolution No. R-81-04-40 was introduced in City Council requesting designation of the property located at 1321 Wallace Street as an "urban development area" for purposes of tax abatement. The Resolution was then referred to the Regulations Committee. In accordance with Resolution No. R-80-79, the Declaratory Resolution was then referred to the Redevelopment Commission for public hearing.

Action

The Fort Wayne Redevelopment Commission conducted the Public Hearing on June 8, 1981. No one spoke in opposition to the abatement request.

Recommendation

Following the public hearing, the Redevelopment Commission, at their Regular Meeting on June 8, 1981, did adopt the attached Resolution No. 81-24 recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

Lot Number 14 in Hanna-Creighton Subdivision
Section 2, an Addition to the City of Fort
Wayne, Indiana, according to the plat thereof
recorded in Plat Record 31, Pages 88-90, in
the Office of the Recorder of Allen County,
Indiana

located at and commonly known as:

1321 Wallace Street
Fort Wayne, Indiana

as an "urban development area" for purposes of I.C. 6-1.1-12.1, as enacted by the General Assembly of the State of Indiana.

Rationale

The Redevelopment Commission staff received the aforementioned Application and found that:

Sentry Commercial & Industrial Supply Company has just started construction of a new structure at 1321 Wallace Street in the Hanna Creighton Redevelopment Area. The building is to be used as an office-warehouse, and will employ approximately twenty (20) persons. The cost of the building is \$240,000. It is the opinion of the Commission that the property at 1321 Wallace Street qualifies as an "urban development area" in view of the fact that the proposal meets many of the objectives of the Redevelopment Commission, as stated in Resolution No. 78-5

Councilman Mark Giaquinta
Page 2
June 18, 1981

authorizing implementation of procedures with regard to Public Law No. 69, as amended. The objectives, which are addressed by the Sentry Commercial & Industrial Supply Company, proposal are as follows:

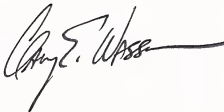
- (a) effective utilization of vacant or underutilized land,
- (b) improvement in the physical appearance of the city,
- (c) increase in employment,
- (d) neighborhood conservation and stabilization, and
- (e) rehabilitation or replacement of obsolete or deteriorated structures.

Additional positive weight should be given to this proposal since

1. The properties are within a Redevelopment Project Area.

If you have any questions, please call this office.

GEW/jes
enclosure
cc: Charles Westerman
City Clerk

A handwritten signature in dark ink, appearing to read "Charles Westerman", with a long horizontal flourish extending to the right.

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property _____
1321 Wallace Street
Fort Wayne, Indiana 46803

Street Boundaries (if applicable) _____

2. Legal Description of Property
Lot No. 14 in Hanna-Creighton Sub-
division, Section 2, an Addition to
the City of Fort Wayne, Indiana,
according to the plat thereof recorded
in Plat Record 31, Pages 88-90, in the
Office of the Recorder of Allen County,
Indiana.

3. Township Wayne
4. Taxing District 93
5. Current Zoning District _____
M-1
6. Variance Grant (if any) _____
None

15. Current Use of Property
(a) How is property presently used? Vacant

(b) What structure(s) (if any) are on the property? _____
N/A

(c) What is the condition of this structure/these structures?

N/A

16. Current Assessment on Land and Improvements
(a) What is the amount of latest assessment? \$4,200.00
(b) What is the amount of total property taxes paid the immediate
past year? (indicate amount of land assessment and assessment
on improvements) \$0.00

*Sentry Commercial and Industrial Supply Company, Inc. is contract purchaser
from the Fort Wayne Development Commission, pending final closing on April 13,
1981.

FORT WAYNE, IND.
APR 10 1981
CHARLES W. WESTERMAN
CITY CLERK

FORT WAYNE, IND.
RECEIVED
APR 10 1981
CHARLES W. WESTERMAN
CITY CLERK

17. Description of Project We propose to build an office and warehousing complex for the distribution of industrial supplies.

18. Development Time Frame

(a) When will physical aspects of development or rehabilitation begin? April 15, 1981.

(b) When is completion expected? August 15, 1981 (approximately)

19. Cost of project (not including land cost) \$240,000.00

20. Permanent Jobs Resulting from Completed Project

(a) How many permanent employees will be employed at or in connection with the project after it is completed? 20

(b) What kind of work will employees be engaged in? Warehousing and parts assembly.

(c) How many jobs new to Fort Wayne will be created as a result of project completion? 10

21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The subject real estate is located in an area designated by the City as eligible for urban redevelopment because of the general blighted conditions, pursuant to the standards for such designation as established by the Fort Wayne Redevelopment Commission and other city agencies.

23. Furtherance of City Development Objectives (circle letter and explain)

(a) Will the project improve utilization of vacant under-utilized land? Yes--the currently vacant lot will be used to enable an established business to expand its operation, at the same time contributing to the general economic growth of the city with the creation of additional jobs.

(b) Will the project improve or replace a deteriorated or obsolete structure? N/A

(c) Will the project preserve a historically or architecturally significant structure? _____

N/A

(d) Will the project contribute to the conservation and/or stability of a neighborhood? See Answer to (a) above.

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? See Answer to (a) above.

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

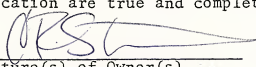
_____ Yes X No

25. Financing on Project

What is the status of financing connected with the project?

The necessary funds have been committed to the project, and the requisite letter of commitment has been delivered to and is now in the possession of the Fort Wayne Redevelopment Commission.

I hereby certify that the information and representations on this Application are true and complete.



Signature(s) of Owner(s)

4/6/81

Date

RECEIVED FROM THE OFFICE OF CITY CLERK _____

CITY CLERKS OFFICE

Room 122 City-County Bldg.

One East Main Street

Fort Wayne, Indiana 46802

NO. 1-3

April 1931

RECEIVED FROM City of Fort Wayne

Five Hundred and no/100 DOLLARS

Account Total \$ 500.00

Amount Paid \$ 0.00

Balance Due \$ 500.00

"THE EFFICIENCY LINE" AN AMPAD PRODUCT